

AP MORGAN



Lincoln Road North, Birmingham
Offers Over £190,000

Features:

- Two-Bedroom Terraced Town House
- Generous Lounge with a bay window
- Ample Dining Room
- Well-fitted Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms with Integral Storage
- Spacious and Versatile Easily Maintained Rear Garden Unallocated, On-Street Parking Available

Description:

A well-presented, two-bedroom terraced town house, in Acocks Green. Offering generous room sizes, a large-picture bay window, two double bedrooms, proximity to Shirley and Solihull and versatile easily maintained rear garden.

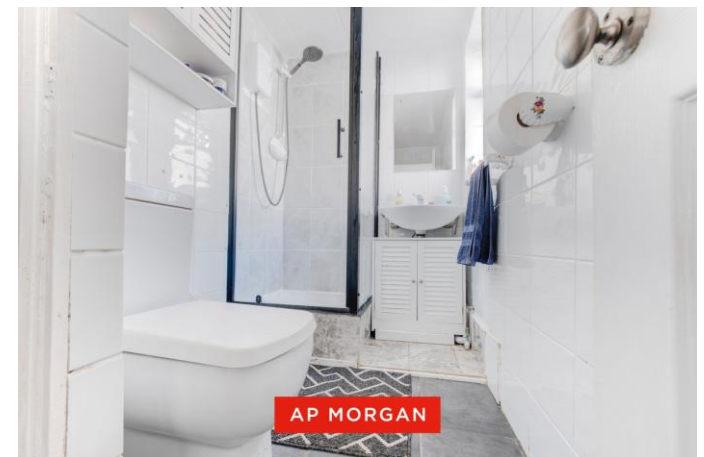
To the front of the property is a welcoming fore-garden. There is also access to unallocated on-street parking.

The accommodation comprises: a porch, the lounge featuring a large-picture bay window and open access to an ample dining room with further open plan access to the well-fitted kitchen that provides; a sink, various base units and space/plumbing for freestanding appliances/furniture. The shower room of the house is on this floor, with a walk-in shower, wash basin and WC.

The first-floor landing establishes: Bedroom one, a double with an integrated wardrobe and bedroom two is a further, comfortable double also with integral storage.

To the rear of the property is a low-maintenance garden space laid to an initial shared slab-patio leading to a further central garden space, with a further patio. This garden features fenced boundaries.

Situated in Acocks Green, this property is roughly 3.2 miles from Solihull, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M6 and M42 motorways are accessible.



Details:

Porch

Living Room 13'5" x 10'10" (4.1m x 3.3m)

Dining Room 12'10" x 10'10" (3.9m x 3.3m) Both Max

Kitchen 10'4" x 4'9" (3.15m x 1.45m)

Shower Room 8'10" x 4'9" (2.7m x 1.45m)

Landing

Bedroom 1 11'3" x 10'10" (3.43m x 3.3m)

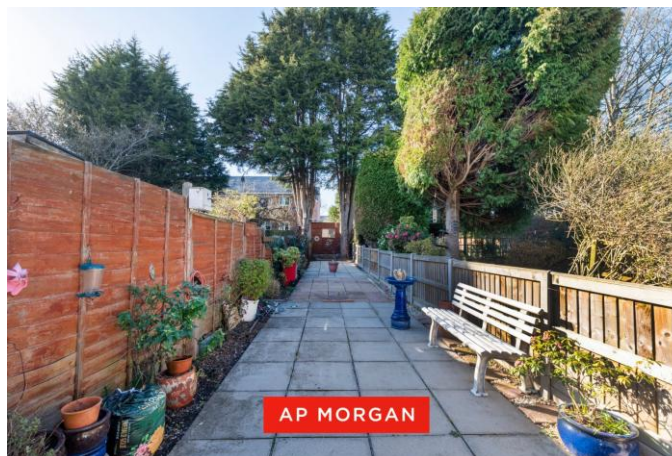
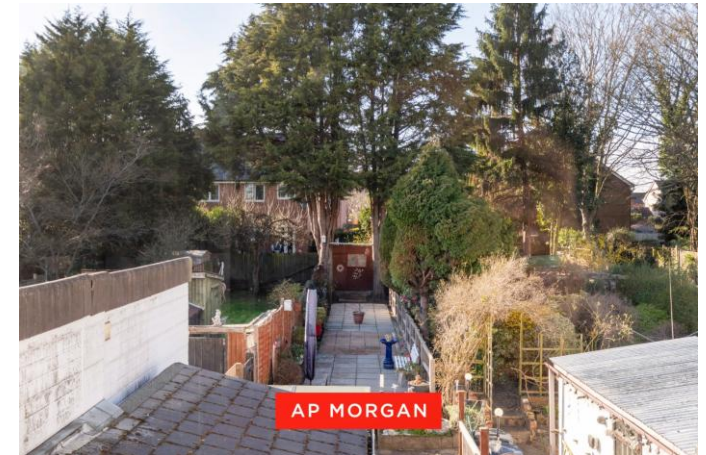
Bedroom 2 10'10" x 9'6" (3.3m x 2.9m)

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Property to sell?

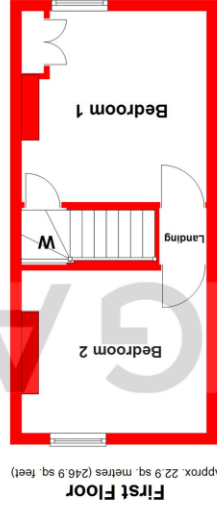
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 57.5 sq. metres (618.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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